

## **ZONING INFORMATION**

(Check zoning map to find your zone)

Includes size requirements, setbacks & permitted/conditional uses

### **A-1 - Agricultural/Residential Zone** (Chapter 17.16)

- Lot size – 1 acre
- Lot width at front yard setback – 85 ft.
- **Setbacks:**
  - Main structures - front 30 ft., side 10 ft. with a combined total of 24 ft.;
  - Corner lot - side yard facing the street 20 ft.;
  - Accessory structure - 6 ft, or 3 ft. if meets fire code;
  - Maximum height of any building – 35 ft

The following uses are permitted in the agricultural district, **A-1**:

- A. Agriculture;
- B. Farm Animals (pursuant to Section 17.16.080);
- C. Home Occupations (pursuant to Chapter 5.28);
- D. Single family dwellings; and
- E. Residential facilities for persons with a disability.

The following uses are conditional in the agricultural district, **A-1**:

- A. Equestrian facilities, commercial stables;
- B. Public or quasi-public uses;
- C. Child day care or nursery;
- D. Flag lots;
- E. Natural resource extraction;
- F. Planned unit development (PUD);
- G. Residential facility for elderly persons;
- H. Kennels;
- I. Residential facility for a disabled family member;
- J. Restricted Lots (see definitions in Section 17.04.030);
- K. Accessory Dwelling Units (ADU).

### **R-1-22 Residential Zone** (Chapter 17.20)

- Lot size – ½ acre
- Lot width at front yard setback – 85 ft.
- Lot frontage – minimum 50 ft.
- **Setbacks:**
  - Main structures - front 30 ft., side 10 ft with a combined total of 24 ft.;
  - Corner lot - side yard facing the street 20 ft.;
  - Accessory structure - 6 ft, or 3 ft. if meets fire code;
  - Maximum height of any building – 35 ft.

The following uses are permitted in the residential district, **R-1-22**:

- A. Agricultural;
- B. Single-family dwellings;
- C. Home Occupations (pursuant to Chapter 5.28);
- D. Farm animals (pursuant to Section 17.20.080); and
- E. Residential facility for persons with a disability.

The following uses are conditional in the residential district, **R-1-22**:

- A. Child day care or nursery;
- B. Flag lot;
- C. Planned unit development;
- D. Public, quasi-public uses;
- E. Residential facility for elderly persons;
- F. Accessory Dwelling Units (ADU); and
- G. Restricted lots (see Definitions - Section 17.04.030).

**R-1-10 Residential Zone** (Chapter 17.24)

- 10,000 sq. ft. lots (approximately .25 acre)
- Lot width at front yard setback – 85 ft.
- Lot frontage – minimum 45 ft.
- Setbacks:
  - Main structures - front 30 ft., side 10 ft with a combined total of 24 ft.;
  - Corner lot - side yard facing the street 20 ft.;
  - Accessory structure - 6 ft, or 3 ft. if meets fire code;
  - Maximum height of any building – 35 ft.

The following uses are permitted in the residential district, **R-1-10**:

- A. Single family dwellings;
- B. Farm animals (pursuant to Section 17.24.080);
- C. Residential facility for person with a disability; and
- D. Home Occupations (pursuant to Chapter 5.28).

The following uses are conditional in the residential district, **R-1-10**:

- A. Planned unit developments;
- B. Public, quasi-public uses;
- C. Residential facility for elderly persons;
- D. Accessory Dwelling Units (ADU);
- E. Restricted lots, (see Definitions Section 17.04.030);
- F. Flag Lots; and
- G. Child day care or nursery.

**CN – Neighborhood Commercial District** (Chapter 17.28)

The following uses are permitted in the **CN** districts:

- A. Appliance and small equipment repair, including shoe repair;
- B. Drug store;

- C. Dry cleaning pickup station;
- D. General merchandise sales (retail and wholesale) less than two thousand (2,000) square feet;
- E. Offices, business or professional;
- F. Personal services;
- G. Public and quasi-public institutions;
- H. Convenience store, less than two thousand (2,000) square feet;
- I. Learning studios such as karate, dance, gymnastics;
- J. Real estate and/or insurance offices;
- K. Computers: software and hardware, sales and service;
- L. Office machine - sales and service;
- M. Ceramic business; and
- N. Carpet cleaning.

The following uses are conditional in the **CN** districts:

- A. Reception center, meeting hall;
- B. Restaurants, cafeterias and fast food eating establishments;
- C. Banking and financial services;
- D. Custom woodworking (as approved by fire marshal)
- E. Sheet metal;
- F. Contractor: general, electrical, mechanical and plumbing, etc.;
- G. Printing and publishing;
- H. Silk screening;
- I. Lawn and yard care;
- J. Residential healthcare facility; and
- K. Business and uses which are similar to those listed in this section and Section 17.28.020 and other small businesses determined suitable for a neighborhood environment by the planning commission.

**CG – Commercial General District** (Chapter 17.32)

The following uses are permitted in **CG** districts:

- A. Appliance and small equipment repair, including shoe repair;
- B. Drug store;
- C. Dry cleaning;
- D. General merchandise sales;
- E. Offices, business and professional;
- F. Personal services;
- G. Public and quasi-public institutions;
- H. Convenience store;
- I. Banking and financial services;
- J. Restaurants, cafeterias and fast food eating establishments

The following uses are conditional in **CG** districts:

- A. Liquor, retail, package store;
- B. Drinking places (alcoholic beverages);
- C. Residential health care facility;
- D. Reception center, meeting hall;
- E. Motor vehicle sales and service (excluding auto body repair);

- F. Grocery store;
- G. Lumber and other building material, retail sales;
- H. Marine and aircraft retail sales, and accessories;
- I. Theaters;
- J. Commercial schools;
- K. Hospitals and medical service facilities;
- L. Hotel, Motel and extended stay facilities; and
- M. Other retail businesses which are similar to those listed in this section and Section 17.32.020, as determined by the planning commission. (Ord. 253-98 (part): prior code § 9-11-3)

**CH - Commercial Highway District** (Chapter 17.34)

The following uses are permitted in the **CH** district:

- A. Appliance and small equipment repair;
- B. Lawn and yard care;
- C. Printing and publishing;
- D. Offices, business and professional;
- E. Silk-screening;
- F. Public and quasi-public facilities not prohibited in Section 17.34.040;
- G. Convenience store;
- H. Contractor offices, including but not limited to general, electrical, mechanical, heat, ventilation and air conditioning, plumbing, and landscaping; and Indoor storage units.

The following uses are conditional in the **CH** district:

- A. Liquor, retail, package store;
- B. Drinking places with alcoholic beverages;
- C. Motor vehicle sales and service (excluding auto body repair) and outdoor storage of retail vehicle inventory;
- D. Reception center, meeting hall;
- E. Marine and aircraft retail sales and accessories;
- F. Lumber and other building materials retail sales;
- G. Custom woodworking (as approved by the fire marshal);
- H. Warehousing, as a primary use, unless prohibited in Section 17.34.040;
- I. Car wash as ancillary to a convenience store;
- J. General merchandise sales;
- K. Outdoor storage of equipment, landscaping materials and seasonal inventory incidental to an approved permitted or conditional use;
- L. Indoor fabrication, machining or welding of materials or equipment not for resale;
- M. Equipment sales, service and/or repair, including outdoor repair and welding; and
- N. Other commercial businesses which are similar to those listed in this section and Section 17.34.020, as determined by the planning commission.

**LI – Light Industrial District** Chapter 17.36)

The following uses are permitted in light industrial **LI** districts:

- A. Appliance and small equipment repair, including shoe repair;
- B. Equipment sales, service and repair;
- C. Printing and publishing;

- D. Research and development;
- E. Offices, business and professional;
- F. Warehousing and storage facilities;
- G. Public and quasi-public institutions; and
- H. Retail commercial uses.

The following uses are conditional in light **LI** districts:

- A. Light manufacturing, compounding, processing, milling or packaging of products, which must be accomplished entirely within an enclosed structure, including but not limited to the following:
  - 1. Automotive parts and accessories, but not including tires and batteries,
  - 2. Steel structural members and related products,
  - 3. Lumber and wood products,
  - 4. Apparel and other textile products,
  - 5. Paper and allied products,
  - 6. Rubber and plastic products, and
  - 7. Electronic and electrical products;
- B. Other uses and businesses which are considered similar to those listed in this section and Section 17.36.020, as determined by the planning commission.

**IG – Industrial General District** (Chapter 17.40)

The following uses are permitted in general industrial I-G districts:

- A. Equipment sales, service and repair;
- B. Printing and publishing;
- C. Research and development;
- D. Offices, business and professional;
- E. Warehousing and storage facilities;
- F. Manufacturing, compounding, processing, milling or packaging of products, including but not limited to the following:
  - 1. Automotive parts and accessories, but not including tires and batteries,
  - 2. Steel structural members and related products;
  - 3. Lumber and wood products,
  - 4. Apparel and other textile products,
  - 5. Paper and allied products,
  - 6. Rubber and plastic products,
  - 7. Electronic and electrical products; and
- G. Public and quasi-public institutions.

The following uses are conditional in general industrial I-G districts:

- A. Storage of inflammable bulk liquids;
- B. Outdoor storage of merchandise or equipment; and
- C. Other uses and businesses which are considered similar to those listed in this section and Section 17.40.020, as determined by the planning commission.

**BU - Blended Use**

*(See Chapter 17.26 for details)*

**LO - Legacy Overlay District**  
*(See 17.30 for details)*